

Bath Office
35 Brock Street, Bath BA1 2LN
T: (+44 (0)1225 333332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: (+44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

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Residential Sales



25 Christchurch Road, Bradford-on-Avon, BA15 1TB

Situated on the favoured ‘Bath side’ of town and just moments from the highly regarded Christchurch Primary School, this 3 bedroom semi detached home is offered to the market with no onward chain.

Tenure: Freehold

£350,000

Situation

Bradford on Avon is a charming market town with many facilities and amenities including; a range of individual shops, supermarkets, swimming pool, library, doctors and dental surgeries, countryside walks along the River Avon from the Tithe Barn and the Kennet and Avon canal and a mainline railway station providing direct access to the cities of Bath and Bristol. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of.

The World Heritage City of Bath is approximately 7 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 16 miles away.

General Information

Services: We are advised that all mains services are connected.
Heating: Gas fired central heating
Local Authority: Wiltshire Council
Council Tax Band: Band C – £2,275.51

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Description

Ground Floor

Hallway with part glazed front door, front aspect window, radiator.

Living Room with front aspect window, radiator, fireplace having inset gas fire.

Dining Room with radiator, glazed patio doors to garden, open plan to:–

Kitchen with rear aspect window, two pantry cupboards, a range of floor and wall mounted units having worktops incorporating stainless steel sink, oven with hob, space and plumbing for washing machine.

Rear Porch with rear aspect window, storage cupboard, external glazed door.

First Floor

Landing with airing cupboard, access to loft space housing gas fired boiler providing domestic hot water and central heating.

Bedroom 1 with radiator, front aspect window, built-in storage.

Bedroom 2 with radiator, rear aspect window, built-in storage.

Bedroom 3 with radiator, front aspect window.

Separate WC with WC, rear aspect window.

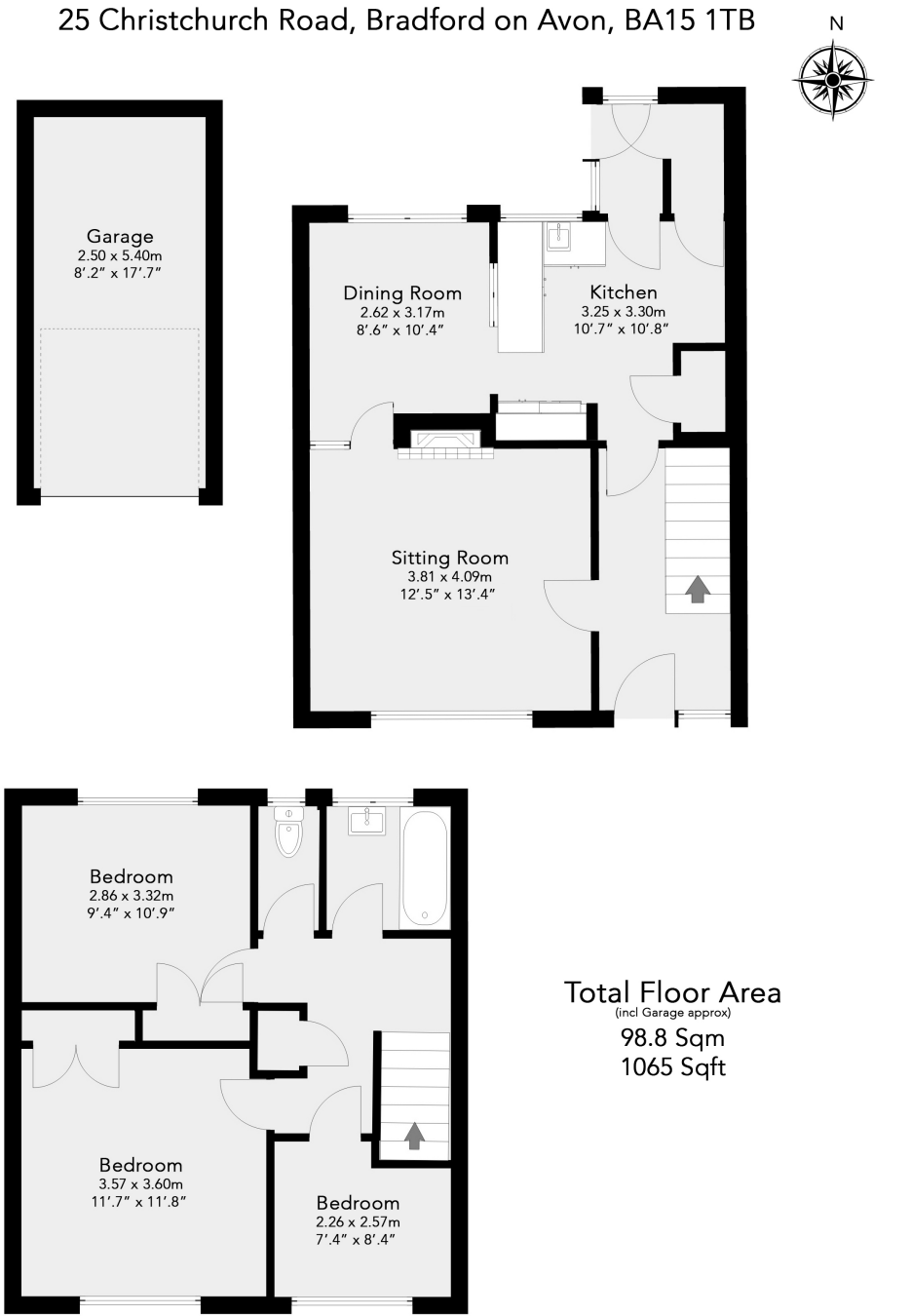
Bathroom with rear aspect window, bath, wash hand basin, radiator.

Externally, the home enjoys ample off-street parking, a detached garage, and a private rear garden with a patio area, mature planting, and a purpose-built greenhouse.

Key Features

- 3 bedrooms
- Semi detached house
- Quiet location
- No onward chain
- Close to Schools

Floor Plan



All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being and accurate representation neither by the vendor nor their agent